

174.A

0007

0001.A

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRAISED:

Total Card / Total Parcel

586,200 / 586,200

USE VALUE:

586,200 / 586,200

ASSESSED:

586,200 / 586,200


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
30		SMITH ST, ARLINGTON

Legal Description		User Acct
		210877
		GIS Ref
		GIS Ref
		Insp Date
		09/26/18

OWNERSHIP

Unit #:

Owner 1: SULLIVAN MARK & REGINA Y	
Owner 2:	
Owner 3:	

Street 1: 30 SMITH ST UNIT 1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SULLIVAN MARK -	
Owner 2: -	

Street 1: 30 SMITH ST UNIT 1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
---------------	-------

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1999, having primarily Clapboard Exterior and 1634 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7443
-----	-------	---	---------	------	---	----	------	------

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/29/2018	104	Re-Roof	12,412	C					9/26/2018	Measured	DGM	D Mann
3/11/1999	113	New Buil	210,000					NEW 2 FAMILY	7/28/2000	Measured	197	PATRIOT
									12/15/1999	Vacant Lot	163	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
-------	--------------------------------

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Good			SUB-DIVISION 1999 CHANGED TO 6343.									
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: GREY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N	- NONE			Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDO INFORMATION				Lvl 2									
Year Blt: 1999	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor:				Totals				RMs: 6	BRs: 3	Baths: 2	HB 1		
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	9.6 %			Exterior:	No Unit			RMS	BRS	FL			
Prim Int Wal 1	- Drywall			Functional:				Interior:	1			6	3				
Sec Int Wall:				Economic:				Additions:									
Partition: T	- Typical			Special:				Kitchen:									
Prim Floors: 4	- Carpet			Override:				Baths:									
Sec Floors:				Total:	9.6 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 250.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 0.86719704				General:	Totals			1	6	3			
Electric: 3	- Typical			Const Adj.: 0.99000001													
Insulation: 2	- Typical			Adj \$ / SQ: 214.631													
Int vs Ext: S				Other Features: 54572													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.60000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 648447													
% Com Wal	% Sprinkled			Depreciation: 62251													
				Depreciated Total: 586196													
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val									
Make: [] Model: []																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 174.A-0007-0001.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			